

Fill in this information to identify the case:

United States Bankruptcy Court for the:

Southern District of Texas

Case number (if known): \_\_\_\_\_ Chapter 11☐ Check if this is an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy****04/20**If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.**1. Debtor's name**Jacobson Hotels, Inc.**2. All other names debtor used in the last 8 years**Include any assumed names, trade names, and *doing business as* names**3. Debtor's federal Employer Identification Number (EIN)**4 7 - 2 9 3 1 3 0 4**4. Debtor's address****Principal place of business**18484 Interstate 45 S  
Number StreetShenandoah, TX 77384-4118  
City State ZIP CodeMontgomery  
County**Mailing address, if different from principal place of business**35 Marquise Oaks Pl  
Number Street

P.O. Box

The Woodlands, TX 77382-1081  
City State ZIP Code**Location of principal assets, if different from principal place of business**\_\_\_\_\_  
Number Street\_\_\_\_\_  
City State ZIP Code**5. Debtor's website (URL)****6. Type of debtor**☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: \_\_\_\_\_

Debtor Jacobson Hotels, Inc.  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

**7. Describe debtor's business****A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

**B. Check all that apply:**

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

**C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.**

7 2 1 1**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

A debtor who is a "small business debtor" must check the first subbox. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box

**Check one:**

- ☐ Chapter 7
- ☐ Chapter 9

☒ **Chapter 11. Check all that apply:**

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☒ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**☒ No☐ Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**☒ No☐ Yes. Debtor \_\_\_\_\_ Relationship \_\_\_\_\_

List all cases. If more than 1, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_  
MM / DD / YYYY

Case number, if known \_\_\_\_\_

Debtor Jacobson Hotels, Inc.  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

**11. Why is the case filed in this district?***Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** *(Check all that apply.)*

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard?  
\_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other \_\_\_\_\_**Where is the property?** \_\_\_\_\_

Number \_\_\_\_\_ Street \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

ZIP Code \_\_\_\_\_

**Is the property insured?**☐ No

☐ Yes. Insurance agency \_\_\_\_\_  
Contact name \_\_\_\_\_  
Phone \_\_\_\_\_

**Statistical and administrative information****13. Debtor's estimation of available funds?***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

**14. Estimated number of creditors**

- ☒ 1-49 ☐ 50-99 ☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 25,001-50,000 ☐ 50,000-100,000
- ☐ 100-199 ☐ 200-999 ☐ 10,001-25,000 ☐ More than 100,000

**15. Estimated assets**

- ☐ \$0-\$50,000 ☒ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion
- ☐ \$50,001-\$100,000 ☐ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion
- ☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion
- ☐ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion

Debtor Jacobson Hotels, Inc.  
Name

Case number (if known) \_\_\_\_\_

## 16. Estimated liabilities

☐ \$0-\$50,000☒ \$1,000,001-\$10 million☐ \$500,000,001-\$1 billion☐ \$50,001-\$100,000☐ \$10,000,001-\$50 million☐ \$1,000,000,001-\$10 billion☐ \$100,001-\$500,000☐ \$50,000,001-\$100 million☐ \$10,000,000,001-\$50 billion☐ \$500,001-\$1 million☐ \$100,000,001-\$500 million☐ More than \$50 billion**Request for Relief, Declaration, and Signatures****WARNING --**

Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

## 17. Declaration and signature of authorized representative of debtor

- ☐ The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
- ☐ I have been authorized to file this petition on behalf of the debtor.
- ☐ I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 08/04/2020  
MM/ DD/ YYYY**X**/s/ Grace L. Jacobson

Signature of authorized representative of debtor

Grace L. Jacobson

Printed name

Title Director

## 18. Signature of attorney

**X**/s/ Patrick D. Devine

Signature of attorney for debtor

Date 08/04/2020

MM/ DD/ YYYY

Patrick D. Devine

Printed name

Devine Law Firm, PC

Firm name

620 W. Main St. Suite C

Number Street

Tomball

City

TX

State

77375

ZIP Code

(281) 255-0244

Contact phone

pdevine@pdevinelaw.com

Email address

05662200

Bar number

TX

State

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION**

IN RE:

**Jacobson Hotels, Inc.**

Debtor(s)

§

§

§ Case No. \_\_\_\_\_

§

§ Chapter 11

**DECLARATION FOR ELECTRONIC FILING OF  
BANKRUPTCY PETITION AND MASTER MAILING LIST (MATRIX)**

**PART I: DECLARATION OF PETITIONER:**

As an individual debtor in this case, or as the individual authorized to act on behalf of the corporation, partnership, or limited liability company seeking bankruptcy relief in this case, I hereby request relief as, or on behalf of, the debtor in accordance with the chapter of title 11, United States Code, specified in the petition to be filed electronically in this case. I have read the information provided in the petition and in the lists of creditors to be filed electronically in this case and I HEREBY DECLARE UNDER PENALTY OF PERJURY that the information provided therein, as well as the social security information disclosed in this document, is true and correct. I understand that this Declaration is to be filed with the Bankruptcy Court within five (5) business days after the petition and lists of creditors have been filed electronically. I understand that a failure to file the signed original of this Declaration will result in the dismissal of my case.



*[Only include for Chapter 7 individual petitioners whose debts are primarily consumer debts] --*

I am an individual whose debts are primarily consumer debts and who has chosen to file under chapter 7. I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each chapter, and choose to proceed under chapter 7.



*[Only include if petitioner is a corporation, partnership or limited liability company] --*

I hereby further declare under penalty of perjury that I have been authorized to file the petition and lists of creditors on behalf of the debtor in this case.

Date 08/04/2020\_\_\_\_\_  
/s/ Grace L. Jacobson

Grace L. Jacobson

Director

EIN No. 1 3 0 4**PART II: DECLARATION OF ATTORNEY:**

I declare UNDER PENALTY OF PERJURY that: (1) I will give the debtor(s) a copy of all documents referenced by Part I herein which are filed with the United States Bankruptcy Court; and (2) I have informed the debtor(s), if an individual with primarily consumer debts, that he or she may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.

Date 08/04/2020\_\_\_\_\_  
/s/ Patrick D. Devine

Patrick D. Devine

Attorney

Jacobson Hotels Inc  
**Profit and Loss Standard**

Accrual Basis

January through December 2019

	Jan - Dec '19
Ordinary Income/Expense	
Income	
Fee Income	447,991
Total Income	447,991
Gross Profit	447,991
Expense	
CABLE	7,860
franchise Fee	26,460
HOTEL SUPPLIES	28,709
Housekeeping	1,200
Insurance Expense	16,678
Interest Expense	
Interest Expense Mortga...	144,638
Total Interest Expense	144,638
INTERNET	5,417
Lawn Services	3,610
LEGAL AND ACCOUNTING	1,700
MAINTENANCE	4,800
MEMBERSHIPS	400
Newspaper Service	432
Payroll Expenses	123,709
PEST CONTROL	1,800
Processing Fee	14,886
Repairs	
Repairs Building	3,840
Total Repairs	3,840
Supplies	
Supplies Breakfast	18,602
Total Supplies	18,602
Taxes - Property	71,223
Taxes - Sales & Use	36
Taxes - State Franchise	0
Telephone Expense	7,946
TRAVEL AGENT COMMISS...	4,680
Utilities	
Utiities Water & Sewer	7,782
Total Utilities	7,782
Utilities Electric	17,032
utilities Gas	4,245
WASTE DISPOSAL	1,773
Total Expense	519,458

Jacobson Hotels Inc  
**Profit and Loss Standard**  
January through December 2019

Accrual Basis

	<u>Jan - Dec '19</u>
Net Ordinary Income	-71,467
Other Income/Expense	
Other Income	
Other Income	<u>18</u>
Total Other Income	<u>18</u>
Net Other Income	<u>18</u>
Net Income	<u><u>-71,449</u></u>

Jacobson Hotels Inc  
**Balance Sheet Standard**

Accrual Basis

As of December 31, 2019

	<u>Dec 31, '19</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking/Savings	
Cash Texas Gulf Bank	8,826
Cash Wells Fargo	<u>62</u>
Total Checking/Savings	<u>8,888</u>
Total Checking/Savings	<u>8,888</u>
Total Current Assets	8,888
Fixed Assets	
Buildings and Improvem...	4,100,000
computers	17,679
Furniture and Equipment	162,350
Land	<u>850,000</u>
Total Fixed Assets	5,130,029
Other Assets	
Goodwill	350,000
Loan Origination Fees	92,232
prepaid franchise fee	<u>176,000</u>
Total Other Assets	<u>618,232</u>
<b>TOTAL ASSETS</b>	<u><u>5,757,149</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Long Term Liability SBA	1,382,884
Long Term Liability TX ...	<u>2,467,236</u>
Total Long Term Liabilities	<u>3,850,120</u>
Total Liabilities	3,850,120
Equity	
Balance Equity	1,300,175
Capital Stock	30,000
Retained Earnings	<u>576,854</u>
Total Equity	<u>1,907,029</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>5,757,149</u></u>

Form <b>1120S</b>  Department of the Treasury Internal Revenue Service	<b>U.S. Income Tax Return for an S Corporation</b> ▶ Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation. ▶ Go to <a href="http://www.irs.gov/Form1120S">www.irs.gov/Form1120S</a> for instructions and the latest information.	OMB No. 1545-0123  <div style="font-size: 2em; font-weight: bold;">2018</div>
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For calendar year 2018 or tax year beginning , 2018, ending , 20

<b>A</b> S election effective date 01/21/2015	<b>TYPE OR PRINT</b>	<b>Name</b> JACOBSON HOTELS INC	<b>D</b> Employer identification number 47-2931304
<b>B</b> Business activity code number (see instructions) 721110		Number, street, and room or suite no. If a P.O. box, see instructions. 35 MARQUISE OAKS PL	<b>E</b> Date incorporated 01/21/2015
<b>C</b> Check if Sch. M-3 attached <input type="checkbox"/>		City or town, state or province, country, and ZIP or foreign postal code THE WOODLANDS TX 77382	<b>F</b> Total assets (see instructions) \$ 4,520,901.

**G** Is the corporation electing to be an S corporation beginning with this tax year? ☐ Yes ☒ No If "Yes," attach Form 2553 if not already filed

**H** Check if: (1) ☐ Final return (2) ☐ Name change (3) ☐ Address change (4) ☐ Amended return (5) ☐ S election termination or revocation

**I** Enter the number of shareholders who were shareholders during any part of the tax year . . . . . 2

**Caution:** Include **only** trade or business income and expenses on lines 1a through 21. See the instructions for more information.

<b>Income</b>	1a	Gross receipts or sales . . . . .	1a	624,195.			
	b	Returns and allowances . . . . .	1b				
	c	Balance. Subtract line 1b from line 1a . . . . .	1c	624,195.			
	2	Cost of goods sold (attach Form 1125-A) . . . . .	2				
	3	Gross profit. Subtract line 2 from line 1c . . . . .	3	624,195.			
	4	Net gain (loss) from Form 4797, line 17 (attach Form 4797) . . . . .	4				
<b>Deductions</b> <small>(see instructions for limitations)</small>	5	Other income (loss) (see instructions—attach statement) . . . . .	5	9,441.			
	6	<b>Total income (loss).</b> Add lines 3 through 5 . . . . . ▶	6	633,636.			
	7	Compensation of officers (see instructions—attach Form 1125-E) . . . . .	7	32,000.			
	8	Salaries and wages (less employment credits) . . . . .	8	141,668.			
	9	Repairs and maintenance . . . . .	9	4,524.			
	10	Bad debts . . . . .	10	1,458.			
	11	Rents . . . . .	11				
	12	Taxes and licenses . . . . .	12	89,068.			
	13	Interest (see instructions) . . . . .	13	204,949.			
	14	Depreciation not claimed on Form 1125-A or elsewhere on return (attach Form 4562) . . . . .	14	167,221.			
	15	Depletion ( <b>Do not deduct oil and gas depletion.</b> ) . . . . .	15				
	16	Advertising . . . . .	16	500.			
	17	Pension, profit-sharing, etc., plans . . . . .	17				
	18	Employee benefit programs . . . . .	18				
	19	Other deductions (attach statement) <i>See Statement</i> . . . . .	19	331,088.			
	20	<b>Total deductions.</b> Add lines 7 through 19 . . . . . ▶	20	972,476.			
	21	<b>Ordinary business income (loss).</b> Subtract line 20 from line 6 . . . . .	21	-338,840.			
<b>Tax and Payments</b>	22a	Excess net passive income or LIFO recapture tax (see instructions) . . . . .	22a				
	b	Tax from Schedule D (Form 1120S) . . . . .	22b				
	c	Add lines 22a and 22b (see instructions for additional taxes) . . . . .	22c				
	23a	2018 estimated tax payments and 2017 overpayment credited to 2018 . . . . .	23a				
	b	Tax deposited with Form 7004 . . . . .	23b				
	c	Credit for federal tax paid on fuels (attach Form 4136) . . . . .	23c				
	d	Refundable credit from Form 8827, line 8c . . . . .	23d				
	e	Add lines 23a through 23d . . . . .	23e				
	24	Estimated tax penalty (see instructions). Check if Form 2220 is attached . . . . . ▶ <input type="checkbox"/>	24				
	25	<b>Amount owed.</b> If line 23e is smaller than the total of lines 22c and 24, enter amount owed . . . . .	25				
26	<b>Overpayment.</b> If line 23e is larger than the total of lines 22c and 24, enter amount overpaid . . . . .	26					
27	Enter amount from line 26: <b>Credited to 2019 estimated tax</b> ▶ <b>Refunded</b> ▶	27					

**Sign Here** Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer _____	Date _____	Title PRESIDENT
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May the IRS discuss this return with the preparer shown below (see instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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<b>Paid Preparer Use Only</b>	Print/Type preparer's name DAKSHA PATEL	Preparer's signature DAKSHA PATEL	Date _____	Check <input type="checkbox"/> if self-employed	PTIN P00418382
	Firm's name ▶ DJP SWALY BOOKKEEPING SERVICES INC				Firm's EIN ▶ 27-4288995
	Firm's address ▶ 9555 W SAM HOUSTON PKWY S STE 335 HOUSTON TX 77099-2173				Phone no. (713) 776-1848

For Paperwork Reduction Act Notice, see separate instructions.BAA

REV 02/22/19 PRO Form **1120S** (2018)

Allied Insurance & Financial

Att: Samson Abiodun  
8403 Westglen Dr. A1321  
Houston, TX 77063

Amenity Services

110 W Dayton Street 3-201  
Edmonds, WA 98020

Richard T. Avis

P.O. Box 31579  
Chicago, IL 60631

BB&T

P.O. Box 200  
Wilson, NC 27894

Centerpoint Energy

PO Box 4981  
Houston, TX 77210

Chase Ink Card

P.O. Box 15123  
Wilmington, DE 19850-5123

City of Shenandoah

29955 Interstate 45 N  
Spring, TX 77381

Consolidated Communications

P.O. Box 66523  
Saint Louis, MO 63166-6523

Entergy  
P.O. Box 8104  
Baton Rouge, LA 70891

Farmers Insurance  
c/o Graham Carter  
One Pierce Place 725W  
Itasca, IL 60143

Girouard Law Firm, P.C.  
c/o Sagness Girouard  
P.O. Drawer 2196  
Freeport, TX 77542

HD Supply Facilities  
Maintenance  
P.O. Box 509058  
San Diego, CA 92150

Hilton Domestic Operating Co.  
c/o Raunch-Milliken Int'l Inc.  
P.O. Box 8390  
Metairie, LA 70011

Kenneth Jacobson  
35 Marquise Oaks Pl.  
Spring, TX 77382

Markel Amer. Ins. &  
Acceptance Indem.  
P.O. Box 650028  
Dallas, TX 75265

Mood Media  
P.O. Box 602777  
Charlotte, NC 28260-2777

North Texas Certified  
Development Corp.  
c/o Marilyn Ferguson  
1255 West 15th St. 500  
Plano, TX 75075

Sherwin Williams  
17947 I-45 202  
Shenandoah, TX 77385

Spectrum Business  
P.O. Box 790261  
Saint Louis , MO 63179

Stonemark, Inc.  
8501 Wade Blvd. 620  
Frisco, TX 75034

Swaly Tax Services  
c/o Daksha Patel  
9555 W. Sam Houston Pkwy S. 335  
Houston, TX 77099

Synchrony Bank  
P.O. Box 965004  
Orlando, FL 32896

Texas Comptroller of Public  
Accounts  
PO Box 13528, Capitol Station  
Austin, TX 78711

Texas Gulf Bank  
1030 Dixie Drive  
Clute, TX 77531-5124

Versacor  
P.O. Box 93809  
Southlake, TX 76092

Waste Management  
P.O. Box 43350  
Phoenix, AZ 85080

WCA Waste Systems  
P.O. Box 4524  
Houston, TX 77210

William C. Ferebee  
Steptoe & Johnson  
1780 Hughes Landing Blvd. 750  
Spring, TX 77380

Wyndham Hotels & Resorts  
22 Sylvan Way  
Parsippany, NJ 07054

**IN THE UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION**

IN RE: **Jacobson Hotels, Inc.**

CASE NO

CHAPTER 11

**VERIFICATION OF CREDITOR MATRIX**

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 08/04/2020 Signature /s/ Jacobson Hotels, Inc.  
Grace L. Jacobson, Director